



City of Westlake

Planning and Zoning Department- Staff Report

City Council Meeting 8/4/2026

PETITION DESCRIPTION

PETITION NUMBER: MP-2026-01 *Master Site Plan (Parcel L) and Site Plan (Parcel L-3)*
APPLICANT: Cotleur & Hearing / Eastwind Development
OWNER: MINTO PBLH LLC
PCN: 77-40-43-01-04-001-0010, 77-40-43-01-04-001-0020, 77-40-43-01-04-001-0030
REQUEST: The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.

SUMMARY

The Applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a Master Site Plan for Parcel L establishing the development framework for the three (3) development parcels comprising Parcel L. The subject property is located north of Town Center Parkway South, south of Town Center Parkway North, east of Seminole Pratt Whitney Road, and west of Kingfisher Boulevard.

Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, located within the eastern portion of Parcel L, for the development of an 18.0-acre multifamily residential community known as The Avery at Westlake. The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. Additional site improvements include an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, recreational amenities, a community pool, two (2) pickleball courts, a dog park, playground, pavilions, a maintenance building, associated parking, landscaping, stormwater management facilities, and supporting infrastructure.

In conjunction with the proposed Site Plan for Parcel L-3, the Applicant is requesting three (3) waivers relating to the City's off-street parking and bicycle parking requirements.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, Staff finds that the proposed Master Site Plan for Parcel L and the proposed Site Plan for Parcel L-3 are generally consistent with the City's Comprehensive Plan and substantially complies with the applicable provisions of the City of Westlake Land Development Regulations, subject to the requested waivers and the following Conditions of Approval. **The Planning and Zoning and Engineering Departments** recommend the four (4) following Conditions of Approval:

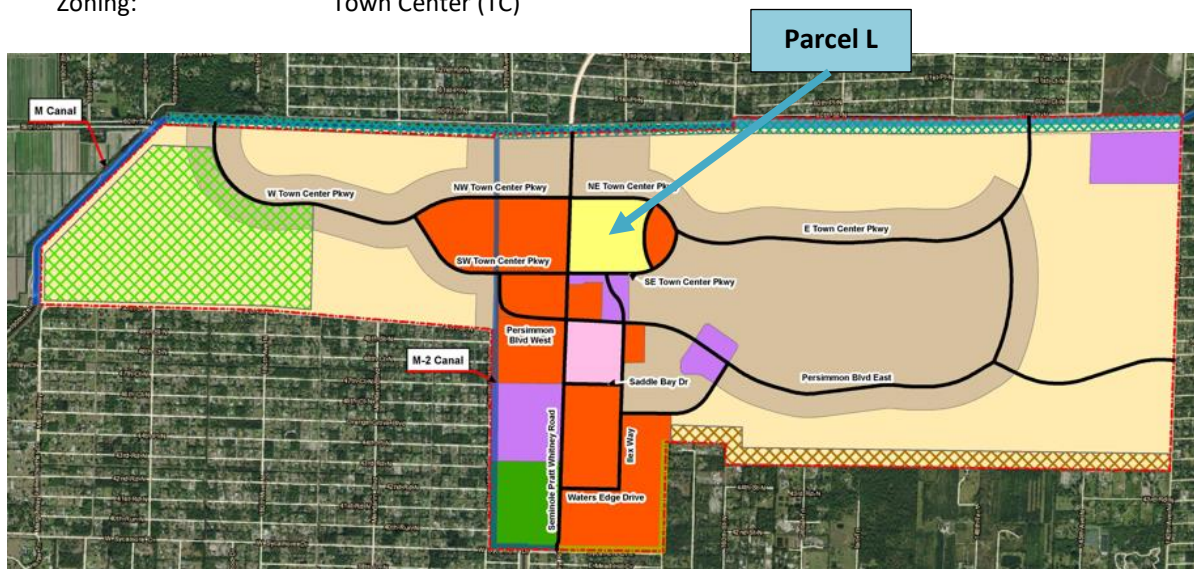
1. Prior to issuance of building permits, the Applicant shall obtain all approvals necessary to establish Parcel L-3 as a legal development parcel consistent with the approved Master Site Plan, whether by plat, replat, minor subdivision, or other method acceptable to the City Attorney, City Engineer and Planning and Zoning Department.

2. Solid waste collection for the development shall be provided through a commercial service agreement with the City's franchised solid waste hauler, unless otherwise approved by the City. All refuse and recycling facilities shall be maintained in accordance with the approved Parcel L-3 Site Plan and applicable provisions of the City of Westlake Land Development Regulations and Code of Ordinances.
3. Detached garage spaces counted toward the minimum required parking supply shall be reserved exclusively for residents of the development and shall not be leased, assigned, sold, or otherwise made available to non-residents. Detached garages shall be utilized for vehicle parking and shall not be used solely for storage purposes.
 - a. Should the City determine that the development is experiencing parking deficiencies or that the available parking supply is inadequate to serve the parking demand generated by the development, the Property Owner shall submit a parking management plan for City review and approval identifying reasonable corrective measures to address the deficiency. Such measures may include operational modifications, management practices, implementation of the approved Contingency Parking Exhibit, or other reasonable actions acceptable to the City.
 - b. The approved Contingency Parking Exhibit shall be maintained as part of the approved Master Site Plan and shall remain available for future implementation should the City determine that additional parking is necessary to adequately serve the development.
4. Upon approval of a Site Plan for Parcel L-2, the Property Owner shall install the four (4) pedestrian gates along the western boundary of Parcel L-3, as depicted on the approved Site Plan.

PETITION FACTS

- a. Total Gross Site Area: Overall Parcel L Master Site Plan (66.938 acres)
Parcel L-3 Site Plan (18.00 acres)
- b. Proposed Development: 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings; an 8,969-square-foot clubhouse; twelve (12) six-bay detached garage buildings; and associated recreational amenities and site improvements.
- c. Land Use and Zoning

Existing Land Use:	Vacant and Westlake Sales Center
Future Land Use:	Downtown Mixed-Use
Zoning:	Town Center (TC)

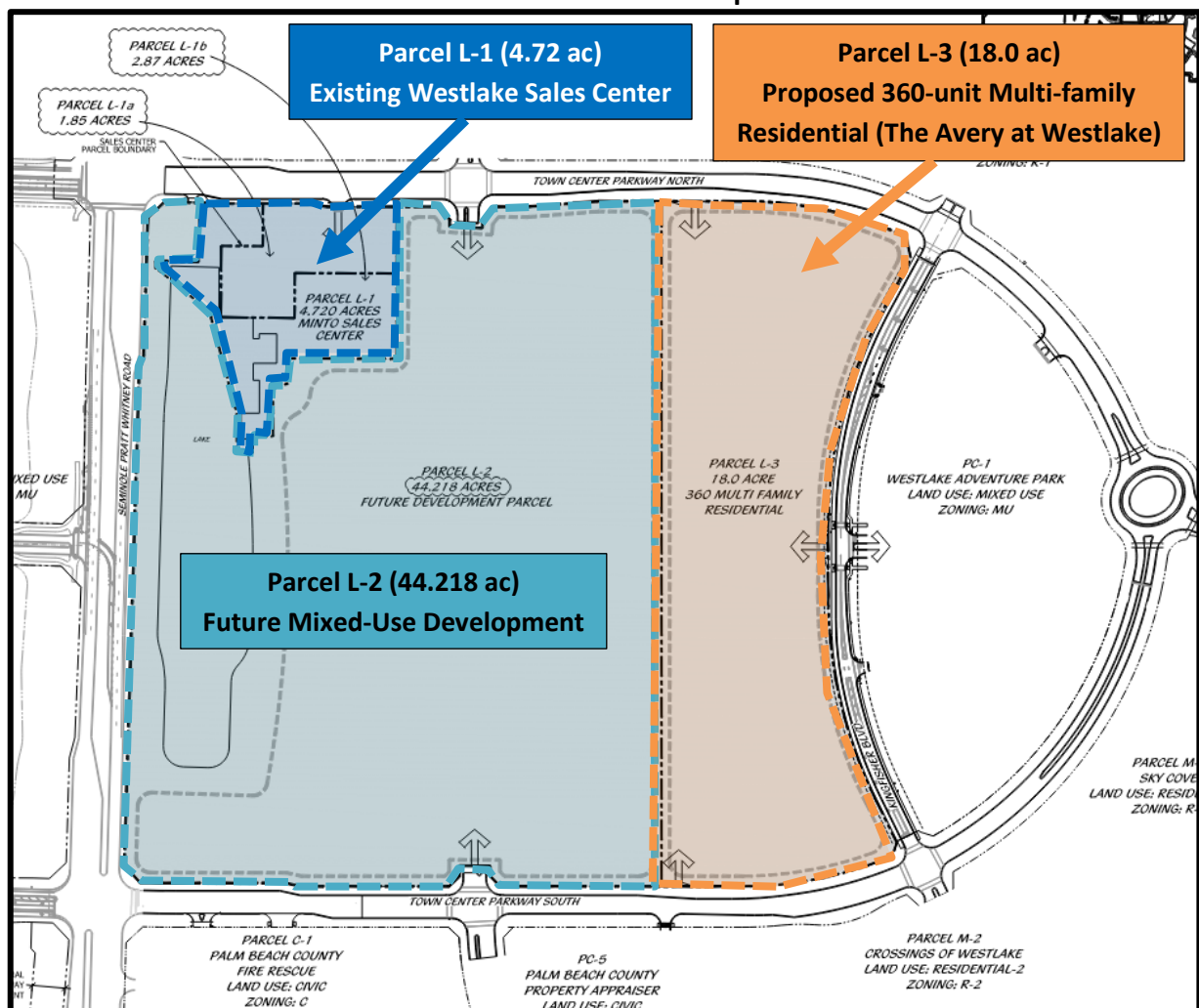


City of Westlake Zoning Map

BACKGROUND

- On November 14, 2016, the plat for Pod L was approved.
- On November 22, 2016, Special Use Permit application SPEC-2016-01 was approved with six (6) conditions to allow for the construction of two (2) buildings in Pod L to be used as temporary visitor and sales centers, Westlake Visitors Center and Westlake Auxiliary Sales Center.
- On February 9, 2017, Special Use Permit application SPEC-2017-01 was approved with six (6) conditions, as a revision to SPEC-2016-01.
- On October 4, 2018, parcel split request FSBP-2018-23 was approved for the Sales Center Subdivision.
- On November 21, 2019, application FSBP-2019-05 was approved for the Pod L Temporary Dog Park, where the subject site, The Avery of Westlake, will be located.

Parcel L Master Site Plan – Development Parcels



STAFF ANALYSIS AND FINDINGS

The Applicant is requesting approval of a Master Site Plan for Parcel L establishing the overall development framework for the three development parcels and approval of a detailed Site Plan for Parcel L-3, an 18.0-acre multifamily residential development known as The Avery at Westlake. The subject property is located within the eastern portion of Parcel L, north of Town Center Parkway South, south of Town Center Parkway North, and west of Kingfisher Boulevard.

The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. The project also includes an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. Recreational amenities and accessory facilities include:

- Community pool
- Two (2) pickleball courts
- Dog park
- Playground
- Two (2) open green spaces with pavilions
- Maintenance building with secure bicycle storage
- Trash compactor and recycling facilities

In conjunction with the Site Plan, the Applicant is requesting three (3) waivers from Chapter 111 of the City of Westlake Land Development Regulations. The requested waivers include: (1) a reduction in the required off-street parking from 708 spaces to 664 spaces; (2) a contingent reduction in the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit; and (3) a reduction in the required bicycle parking from 180 spaces to 98 spaces.

Waiver No. 1 - Parking (Proposed Site Plan)

The Applicant is requesting a waiver from City Code Section 111-192(b) to reduce required off-street parking spaces for multifamily dwelling use.

The Applicant proposes to provide 664 parking spaces, including seventy-two (72) detached garage spaces, where 708 parking spaces are required by the City's Land Development Regulations, resulting in a requested parking waiver of forty-four (44) spaces. The Applicant's request represents a deviation of approximately 6% of the total required parking.

The detached garages are proposed as resident-only accessory amenities and are included within the overall parking calculations. The Applicant has also prepared a Contingency Parking Exhibit demonstrating that additional parking can be accommodated on the site if warranted in the future.

In response to Staff comments, the Applicant has proposed operational restrictions for the detached garages, including limiting garage leases to active residents of the development, prohibiting independent leasing, and restricting garage use to vehicle parking purposes. Staff acknowledges these measures and recognizes that detached garages are a common component of contemporary multifamily developments.

Notwithstanding these commitments, Staff continues to have concerns regarding the long-term functional availability of detached garage spaces counted toward the minimum required parking

supply, particularly in conjunction with the requested parking waiver. The proposed operational approach relies upon market demand and private lease arrangements and does not guarantee that the detached garage spaces counted toward the minimum required parking supply will remain functionally available throughout the life of the development.

The Applicant's proposed management program and Contingency Parking Exhibit provide reasonable measures to mitigate potential parking concerns. However, Staff believes the appropriateness of counting optional detached garage spaces toward the minimum required parking supply while simultaneously reducing the overall parking requirement represents a policy consideration for the City Council.

Should the City Council determine that the proposed operational safeguards and contingency measures adequately address the intent of the City's parking regulations, Staff recommends approval of the requested parking waiver subject to the following Condition of Approval.

Condition of Approval: Detached garage spaces counted toward the minimum required parking supply shall be reserved exclusively for residents of the development and shall not be leased, assigned, or otherwise made available to non-residents. Detached garages shall be utilized for vehicle parking and shall not be used solely for storage purposes.

- a. *Should the City determine that the development is experiencing parking deficiencies or that the available parking supply is inadequate to serve the parking demand generated by the development, the Property Owner shall submit a parking management plan for City review and approval identifying reasonable corrective measures to address the deficiency. Such measures may include operational modifications, management practices, implementation of the approved Contingency Parking Exhibit, or other reasonable actions acceptable to the City.*
- b. *The approved Contingency Parking Exhibit shall be maintained as part of the approved Master Site Plan and shall remain available for future implementation should the City determine that additional parking is necessary to adequately serve the development.*

Waiver No. 2 - Parking (Contingency Parking Exhibit)

The Applicant is requesting a waiver from City Code Section 111-192(b) to reduce required off-street parking spaces for multifamily dwelling use as part of a Contingency Parking Exhibit. In the Contingency Parking Exhibit, the Applicant proposes to provide thirty-nine (39) additional parking spaces than the Site Plan for a total of 703 parking spaces, including seventy-two (72) detached garage spaces, where 708 parking spaces are required by the City's Land Development Regulations. As such, the Applicant requests a parking waiver of five (5) spaces.

Staff finds the Applicant's waiver request reasonable as it represents a deviation of less than 1% (0.71%) of the total required parking per the City's Land Development Regulations.

Waiver No. 3 - Bicycle Parking

The Applicant is requesting a waiver from City Code Section 111-227 to reduce the bicycle parking spaces provided on the site from 180 spaces to 98 spaces (a deficiency of 82 spaces). The Applicant's waiver request represents a deviation of approximately 46% of the required bicycle parking total per the City's Land Development Regulations.

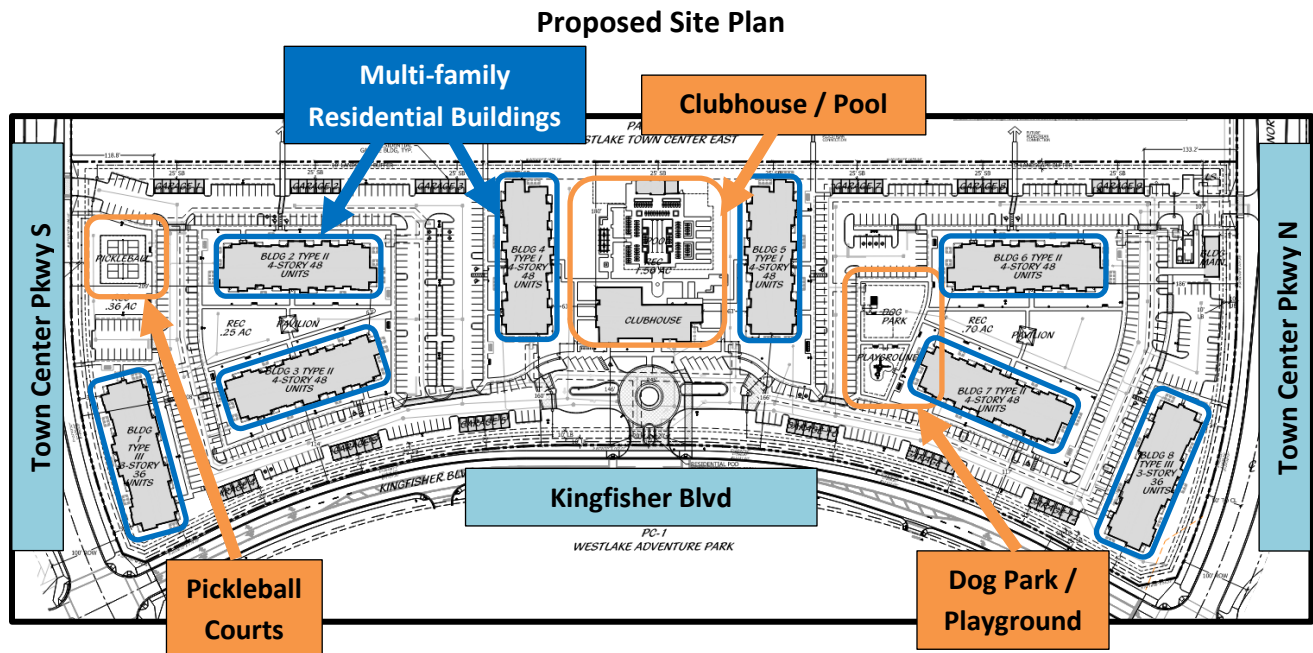
The Site Plan indicates 70 surface bike racks and 28 secured/enclosed bike racks within the maintenance building for a total of 98 spaces. In addition to the waiver request, the Applicant has proposed and identified on the Site Plan 82 spaces as "future/reserve" spaces that may be constructed in the future to serve community demand.

Provided that the Applicant is concurrently requesting a waiver to reduce off-street parking spaces, Staff has concerns regarding the reduction of bicycle parking spaces and its potential impact to the availability of overall parking facilities within the development. Additionally, Staff finds that the site is able to accommodate the number of bicycle parking spaces required by the City Land Development Regulations without the need for a waiver, seeing as the aggregate of proposed bicycle parking spaces (surface, enclosed, and reserve bike racks) meets the minimum parking requirement of 180 spaces (98 + 82), as demonstrated by the Site Plan.

Because the site has been designed to accommodate the full Code-required bicycle parking supply, Staff believes the requested waiver is not necessary to facilitate the development and recommends that all required bicycle parking spaces be installed at the time of construction.

Summary of Waiver Requests

Waiver	Staff Position	Basis
Parking Reduction (-44 spaces)	Recommend approval with Conditions of Approval (COA)	Policy decision; operational safeguards and Contingency Parking Exhibit
Parking Reduction: Contingency Parking Exhibit (-5 spaces)	Recommend approval	Minimal deviation; reserve parking available
Bicycle Parking Reduction (-82 spaces)	Do Not recommend approval	Site can accommodate all required bicycle parking



City's Comprehensive Plan

The City of Westlake Comprehensive Plan, originally adopted in 2018 and updated in 2026, includes a Data and Analysis section that define the City's Vision and Guiding Principles. These are the building blocks of the City, and they were formulated by the City Council through a series of workshops. The subject document includes the following key paragraph from the City's Guiding Principles:

Emphasize Housing Diversity and Livable Neighborhoods

A variety of housing choices will be provided to accommodate a diverse range of residents at varying income levels and at all stages of life, including young adults, families, non-family households, empty nesters, retirees, and seniors. Housing opportunities will include small lots, multifamily housing, and live-work units, in addition to the traditional large, single family homes. Neighborhood commercial centers will offer convenient and walkable amenities to residents by providing retail and service facilities.

The City's Comprehensive Plan also includes a Goals, Objectives, and Policies (GOPs) section that serves as a blueprint in guiding community growth and contains elements, such as Housing, Future Land Use, and Recreation and Open Space, which are especially relevant to the subject request.

Housing Element

Objective HE 1.1 Provide adequate sites for a diversity of housing types and affordability levels to accommodate the current and future housing needs of all City residents.

The City's housing supply currently consists of single-family detached and single-family attached homes. The proposed multifamily residential development supports housing diversity within the City as it includes 122 one-bedroom apartments, 186 two-bedroom apartments, 52 three-bedroom apartments, and will operate as a market-rate rental community.

Future Land Use Element

Policy FLU 1.1.15 Downtown Mixed-Use Future Land Use Category allows for residential uses, including multifamily dwellings. Residential density parameters state, *“the minimum gross density is 4 units per gross acre, and the maximum gross density is 16 dwelling units per gross acre.”*

The overall proposed density of Parcel L (66.938 ac) is 5.38 dwelling units per acre (DU/AC), meeting both the minimum and maximum allowable densities established by the Comprehensive Plan. The 18-acre apartment development tract itself (Parcel L-3) will be developed at approximately 20 DU/AC; however, it remains compliant with density parameters when considered against the broader Parcel L Downtown Mixed-Use density allowance.

The above-mentioned Policy also *“identifies the mix of uses applied to the total area of the Downtown Mixed-Use future land use category within the City. The mix of uses is not required on a parcel-by-parcel basis. Not all of the land uses have to be developed at the same time, nor is one land use a prerequisite to another land use.”*

Allowed Land Uses	Minimum %	Maximum %
Residential`	5%	25%
Commercial and commercial recreation	10%	70%
Civic	2%	30%
Light industrial	5%	25%
Institutional and continuing care facilities	0%	10%

The proposed development is located on 18 acres (3%) of land with the Downtown Mixed-Use Future Land Use designation. Accounting for the Terraces of Westlake, which also is designated Downtown Mixed-Use future land use, the cumulative total of land area to contain residential uses will be 10.1%, falling between the required minimum (5%) and maximum (25%) values.

DOWNTOWN MIXED USE LAND USE TRACKING CHART				
	ACRES	PERCENT	DWELLING UNITS	TYPE
TERRACES OF WESTLAKE	43.00	7.1%	477	SFA
PARCEL L APARTMENTS	18.00	3.0%	360	MF
SUB TOTAL	61.00	10.1%	837	
DTMU LAND USE	603	100%		
MIN. RESIDENTIAL USE	30.15	5.0%		
MAX. RESIDENTIAL USE	150.75	25.0%		

Recreation and Open Space Element

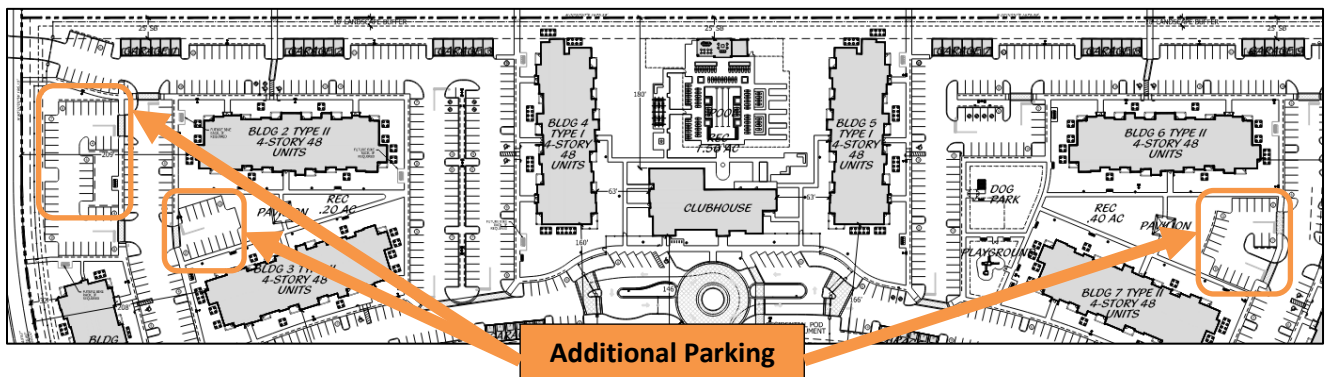
Policy REC 1.1.4 The LOS standard for community parks shall be 2.5 acres per 1000 residents. The LOS standard for neighborhood parks shall be 2 acres per 1000 residents. The LOS standard shall be used to plan for the provision of adequate parks. The LOS standard shall not be used as a concurrency standard for the approval of development orders.

The proposed 360 residential units will serve approximately 972 residents. Therefore, 1.944 acres of neighborhood park area is required for this development. According to the site plan, 2.868 acres of recreational areas are proposed, which exceeds Comprehensive Plan requirements. Proposed recreational amenities are shown below.



- | | | |
|---|-------------------------|-------------------------------|
| ① CLUBHOUSE | ⑤ HAMMOCK / LOUNGE AREA | ⑨ PAVILLION / RECREATION AREA |
| ② POOL | ⑥ FIREPIT | ⑩ PICKLEBALL |
| ③ POOLSIDE BUILDING WITH OUTDOOR BAR AREA | ⑦ GRILLING AREA | ⑪ DOG PARK |
| ④ PERGOLA | ⑧ WATER FEATURE | ⑫ PLAYGROUND |

In the case that the Contingency Parking Exhibit is implemented, the pickleball courts will be removed, and recreation areas toward the north and south ends of the site will be reduced to accommodate additional parking. After implementation, the site will provide 2.16 acres of recreational areas, remaining consistent with minimum Comprehensive Plan requirements. The recreation areas proposed to be converted to additional parking areas are shown below.



Proposed Architectural Elevations

The project consists of six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) detached six-bay garage buildings, a maintenance building, pool pavilion, property pavilions, and associated accessory structures. The buildings incorporate variations in massing, articulated façades, recessed balconies, covered entrances, and decorative architectural features to reduce visual monotony and provide pedestrian-scale interest throughout the development.

The proposed color palette consists primarily of neutral stucco finishes, contrasted by charcoal gray roofing materials, and blue accent features. Detached garages and accessory structures utilize architectural treatments and materials consistent with the principal residential buildings.

Building Type I (4 Stories)

Front Elevation



Rear Elevation



Right Elevation



Left Elevation



Building Type II (4 Stories)

Front Elevation



Rear Elevation



Right Elevation



Left Elevation



Building Type III (3 Stories)

Front Elevation



Rear Elevation



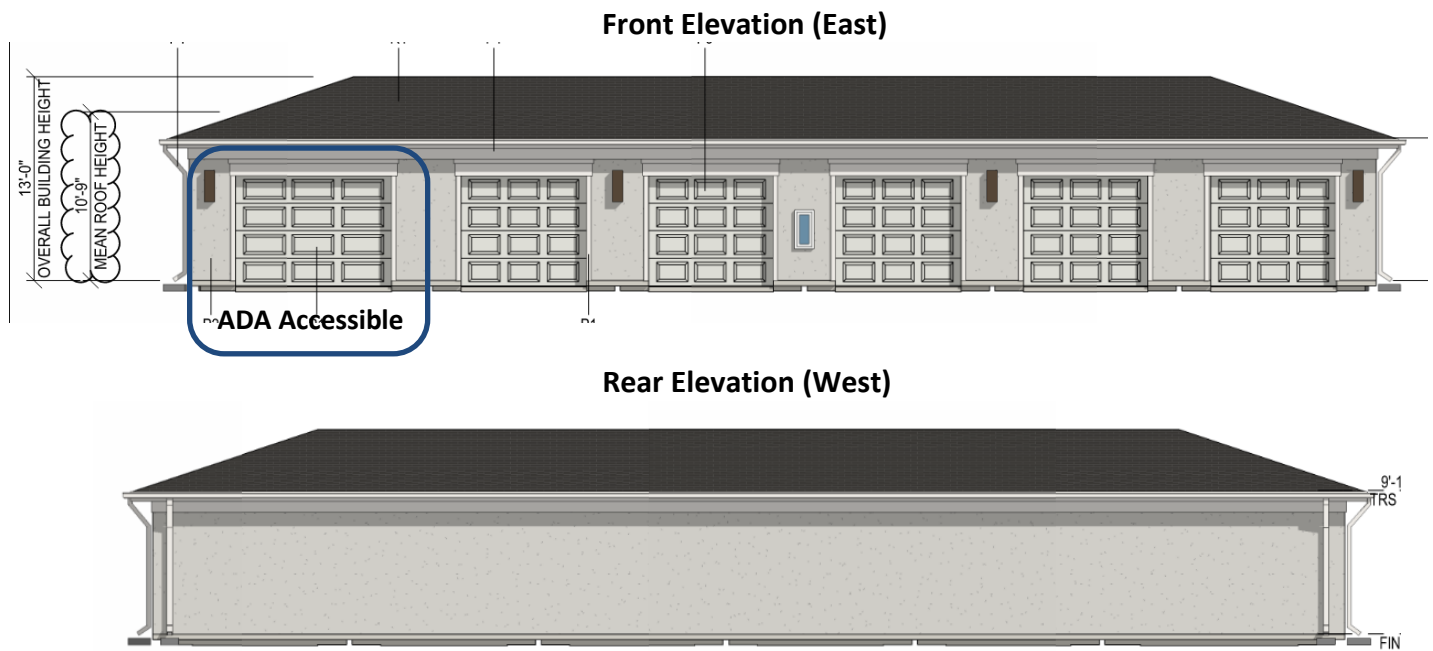
Right Elevation



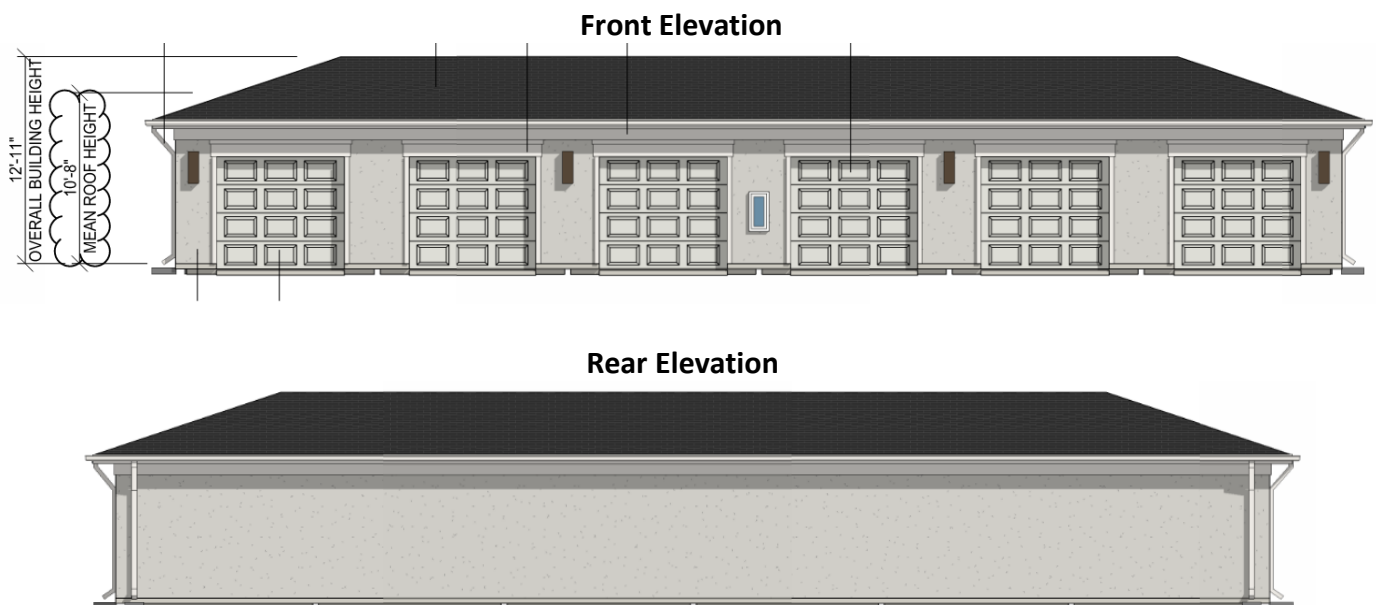
Left Elevation



6-Bay Garage with one (1) ADA Accessible Space



6-Bay Garage



Clubhouse

Front Elevation (East)



Rear Elevation (South)



Left Elevation (South)



Right Elevation (North)



Pool Pavilion

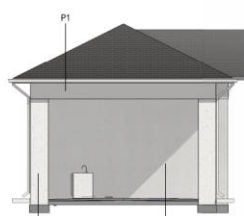
Front Elevation (East)



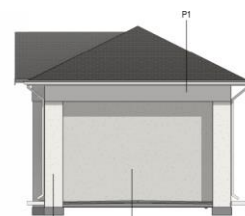
Rear Elevation (South)



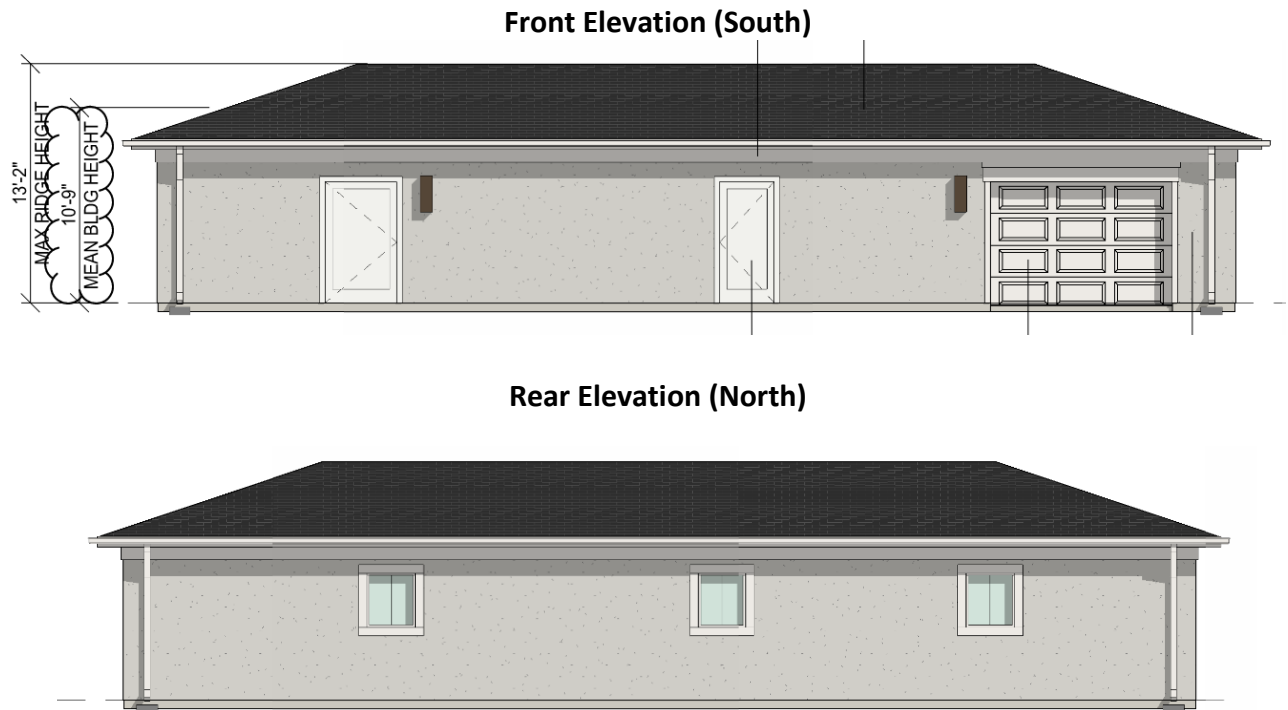
Left Elevation (South)



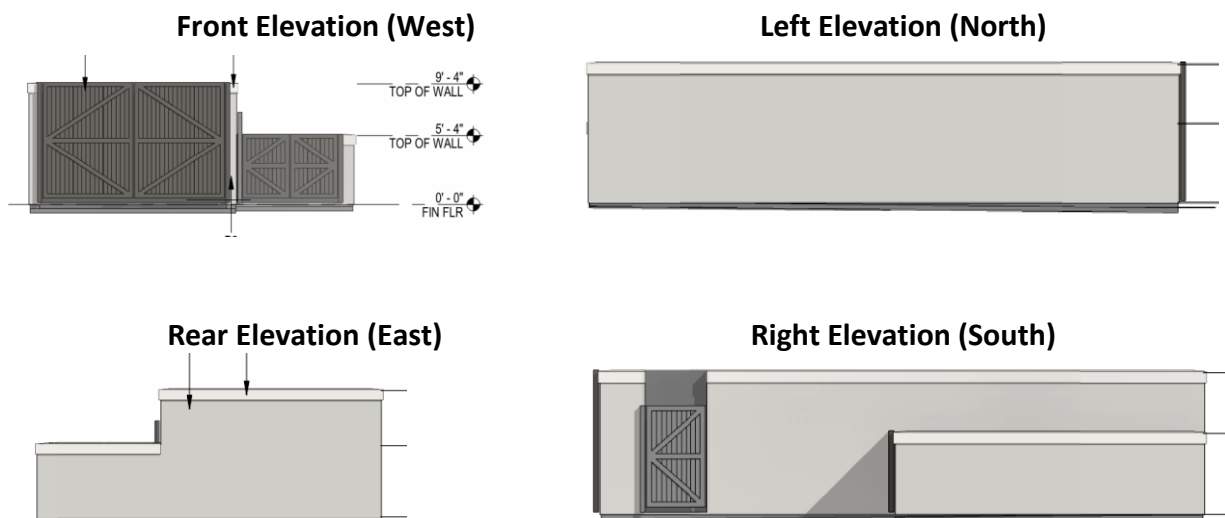
Right Elevation (North)



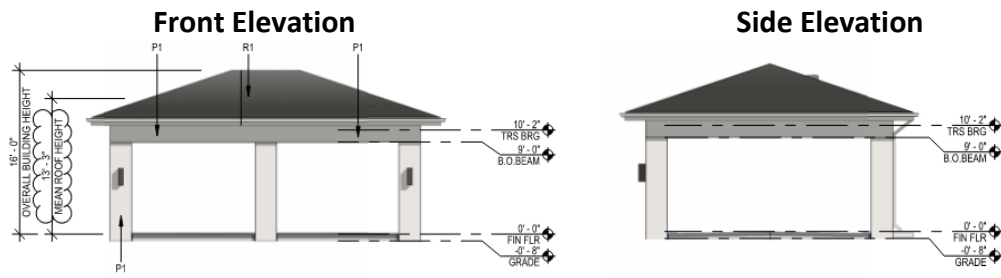
Maintenance Building



Trash Compactor

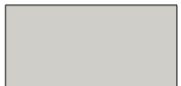


Property Pavilion



Proposed Materials

PAINT LEGEND

	P1 - STUCCO - SW 7004 SNOWBOUND		R1 - CAMBRIDGE SHINGLES - CHARCOAL GRAY
	P2 - STUCCO - SW 7671 ON THE ROCKS		R2 - ENGLERT METAL ROOF - CHARCOAL GRAY
	P3 - STUCCO - SW 9148 SMOKY AZURITE		
	P3 - ACCENT - SW 6196 FROSTY WHITE		
	P4 - SW 7048 URBANE BRONZE		

Proposed Rendering - Clubhouse



Proposed Renderings - Building Types I, II, and III

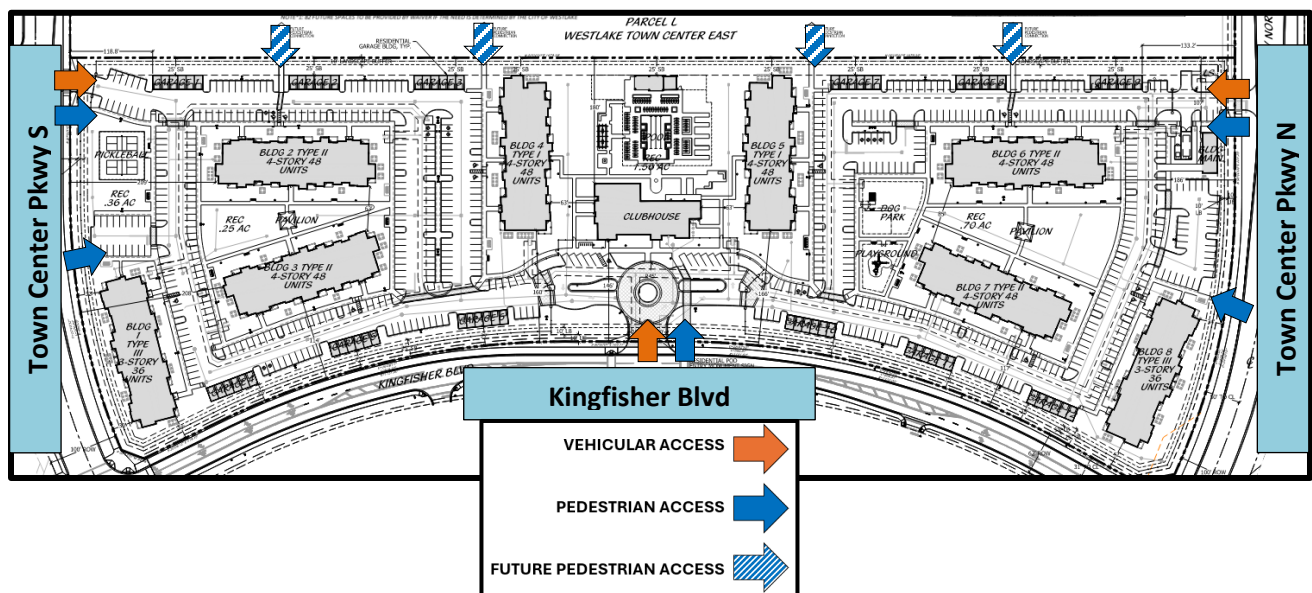


Accessways and Connecting Sidewalks

The project's primary entrance is aligned with the western entrance of the Westlake Adventure Park along Kingfisher Boulevard. Two (2) Exit-Only / emergency-access driveways are provided at the southwest and northwest corners of the site, fronting Town Center Parkway South and Town Center Parkway North respectively. These secondary access points are configured for emergency services and resident egress use only; the northwest access also provides service access for waste-management vehicles servicing the on-site trash compactor. Both secondary access points are proposed to be equipped with Click2Enter and Knox-key switch hardware compatible with Palm Beach County Fire Rescue equipment. Directional information signage will be provided and is subject to the City of Westlake Sign Code.

Seven- and ten-foot-wide multi-modal sidewalks are provided at the project entrance. Minimum five-foot-wide internal sidewalks connect each residential building to the community clubhouse, recreation areas, and open spaces. Decorative paver crosswalks are incorporated within parking areas to facilitate pedestrian movement between buildings and amenities.

Four (4) future pedestrian connections are identified along the western boundary of the site to allow integration with the future Town Center East mixed-use development as that parcel develops. A part of this application, the Applicant will construct on-site sidewalks up to the western boundary. The Applicant has indicated that pedestrian gates at the western boundary will be installed when the Town Center East development (Parcel L-2) plan is developed. Off-site continuations west of the Parcel L-3 boundary (subject site) are the responsibility of the future Town Center East developer, in coordination with the Master Developer (Minto PBLH, LLC) and the City. Staff recommends the following **Condition of Approval**: *Upon approval of a Site Plan for Parcel L-2, the Property Owner shall install the four (4) pedestrian gates along the western boundary of Parcel L-3, as depicted on the approved Site Plan.*



The following table presents compliance with applicable zoning code:

Zoning District: Town Center	REQUIRED BY CODE	PROPOSED	COMMENTS
Front Setback (East)	5'	25'	<i>In compliance</i>
Rear Setback (West)	20'	25'	<i>In compliance</i>
Side Road Setback (South) (North)	20'	South – 30' North – 25'	<i>In compliance</i>
Lot Coverage	Max Lot Coverage: 50%	19.12%	<i>In compliance</i>
Building Height	100 ft. max	49'-9"	<i>In compliance</i>
Parking	Total Required parking: 25 + 683 = 708 spaces Clubhouse (1 space per 360 sq. ft.) 8,969 sq. ft. / 360 = 25 spaces Dwelling, multifamily (1 space per bedroom, plus minimum of 5% of the total required spaces for guest parking) 650 bedrooms + 33 guest = 683 spaces	Total parking (Site Plan): 664 spaces 72 Garage Spaces 14 Electric Vehicle Charging Positions	<i>Waiver requested for (-44) space deviation.</i>
		Total parking (Contingency Parking Exhibit): 703 spaces 72 Garage Spaces 14 Electric Vehicle Charging Positions	<i>Waiver requested for (-5) space deviation.</i>
Sidewalks	Pedestrian walkways must be a minimum of 5 ft wide	5' minimum	<i>In compliance</i>
Minimum Pervious / Open Space	Minimum 25%	Site Plan: 42.54% Contingency Parking Exhibit: 41.32%	<i>In compliance</i>
Bike Racks	Total Required: 180 spaces Multifamily Residential (1 space per 2 dwelling units) 360 / 2 = 180 spaces	98 spaces + 82 "reserve" spaces	<i>Waiver requested for (-82) space deviation.</i>

Drainage

According to the submitted drainage statement, “On-site runoff will be directed to on-site inlets and storm sewer and connected to the Master Drainage System for water-quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System, which discharges to the SID canal system. The Site Plan, Water Management plan, and Plat have been closely coordinated with SID.”

Landscape

The preliminary landscape plan has been reviewed and is in compliance with City Code. Additionally comments and actions might be forthcoming at time of full landscape permit review.

Traffic

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

Fire Rescue

The site plan application was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue with no further comments.

review	assigned to	date required	outcome	date completed
Fire Department Review	Wesley Jolin	04/13/2026	No Comments	03/27/2026
comments				
comments history				
responsible department		resource group		
Fire Department		Fire Reviewers (PL)		
hours spent		category		
		- none -		
priority	completed by		original due date	
Routine	Wesley Jolin		MM/dd/yyyy	
> 0 checklist add checklist item				
> 0 corrections add correction				
Associations Submittals 1 Fees 0 Letters 0 Application Types 0				

School Capacity Availability Determination (SCAD)

The City received the School Capacity Availability Determination (SCAD) letter from the School District of Palm Beach County, dated May 21, 2026, which includes no required conditions of approval (see enclosed letter).

FINAL REMARKS

MP-2026-01 will be heard by the City Council on August 4, 2026. The public hearing was advertised in compliance with the City’s code. The subject application was reviewed by the City of Westlake Staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue. Please see enclosed letter from City Engineer.

Although Staff continues to have concerns regarding the long-term operation of detached garages counted toward the minimum required parking supply in conjunction with the requested parking waiver, Staff recognizes that the Applicant has proposed operational restrictions, a Contingency Parking Exhibit, and management measures intended to mitigate these concerns.